141.0	0005	0007.B	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	910,300 /	910,300
					USE VALUE:	910,300 /	910,300
					ASSESSED:	910,300 /	910,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
17		COOLIDGE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LIU DONG		
Owner 2:	WANG XIN		
Owner 3:			
Street 1:	17 COOLIDGE ROAD		
Street 2:			
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	Own Occ: Y
Postal:	02476	Type:	

PREVIOUS OWNER

Owner 1:	CENDANT MOBILITY CORP -
Owner 2:	-
Street 1:	17 COOLIDGE ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 7,888 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1969, having primarily Wood Shingle Exterior and 1802 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7888.000	385,000		525,300	910,300
Total Card	0.181	385,000		525,300	910,300
Total Parcel	0.181	385,000		525,300	910,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 505.16 | /Parcel: 505.1

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	90939
GIS Ref	
GIS Ref	
Insp Date	05/05/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 141.0-0005-0007.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	384,800	0	7,888.	525,300	910,100	910,100	Year End Roll	12/18/2019
2019	101	FV	285,700	0	7,888.	492,500	778,200	778,200	Year End Roll	1/3/2019
2018	101	FV	275,900	0	7,888.	407,100	683,000	683,000	Year End Roll	12/20/2017
2017	101	FV	275,900	0	7,888.	374,300	650,200	650,200	Year End Roll	1/3/2017
2016	101	FV	275,900	0	7,888.	341,500	617,400	617,400	Year End	1/4/2016
2015	101	FV	269,300	0	7,888.	334,900	604,200	604,200	Year End Roll	12/11/2014
2014	101	FV	269,300	0	7,888.	311,200	580,500	580,500	Year End Roll	12/16/2013
2013	101	FV	269,300	0	7,888.	296,100	565,400	565,400		12/13/2012

!10922!

PRINT

Date	Time
12/11/20	01:09:29

LAST REV

Date	Time
06/11/18	10:14:44
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 10922

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CENDANT MOBILIT	42697-570		5/4/2004		548,100	No	No		
MC MAHON JANICE	42697-568		5/4/2004		548,100	No	No		
DALTON JAMES E	30031-281		4/9/1999		375,000	No	No		
	11785-564		12/31/1970		37,250	No	No		N

USER DEFINED

Prior Id # 1:	90939
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/8/2005	433	Wood Dec	7,500					

ACTIVITY INFORMATION

Date	Result	By	Name
5/5/2018	Inspected	BS	Barbara S
4/24/2018	MEAS&NOTICE	BS	Barbara S
12/13/2008	Meas/Inspect	345	PATRIOT
8/24/2004	MLS	MM	Mary M
6/19/2000	MLS		
11/23/1999	Mailer Sent		
11/15/1999	Measured	243	PATRIOT
1/1/1982		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7888		Sq. Ft.	Site		0	80.	0.83	9									525,309						525,300	

Total AC/HA:	0.18108	Total SF/SM:	7888	Parcel LUC:	101	One Family	Prime NB Desc:	Brackett	Total:	525,309	Spl Credit		Total:	525,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1969	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	6 - Ceramic Tile	15	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	2 - Good		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.3	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.23268580
Const Adj.:	1.06196868
Adj $ / SQ:	176.725
Other Features:	101950
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	471197
Depreciation:	86229
Depreciated Total:	384968

COMMENTS

SCUTTLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	4	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

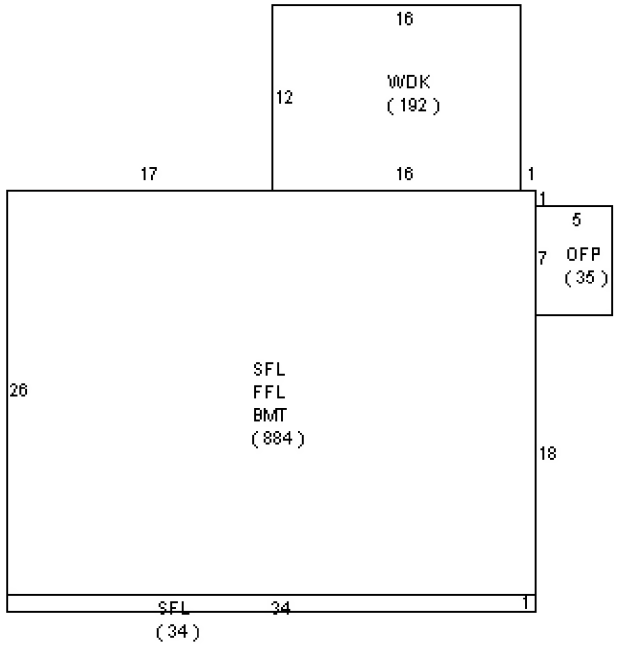
No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	176.72
Special Features:	0	Val/Su Net:	132.17
Final Total:	385000	Val/Su SzAd	213.65

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	918	176.720	162,234
BMT	Basement	884	53.020	46,867
FFL	First Floor	884	176.720	156,225
WDK	Deck	192	11.900	2,285
OFP	Open Porch	35	46.730	1,635

Net Sketched Area:	2,913			Total:	369,246
Size Ad	1802	Gross Are	2913	FinArea	1802

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

141.0-0005-0007.B

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X8	A	AV	2016	0.00	T	2.4	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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